



Top Spot Academy



For Sale

East Orlando

Retail Commercial Land

13761 East Colonial Drive, Orlando, FL 32826

45,500 AADT



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## East Orlando

*One of the fastest growing areas in Central Florida*

Positioned in the heart of East Orlando's thriving commercial corridor, this highly desirable retail land site offers exceptional visibility and accessibility along E. Colonial Drive (SR 50). Located near the 408 East/West Expressway, this site ensures seamless connectivity to downtown Orlando, surrounding residential communities, and major commercial hubs.

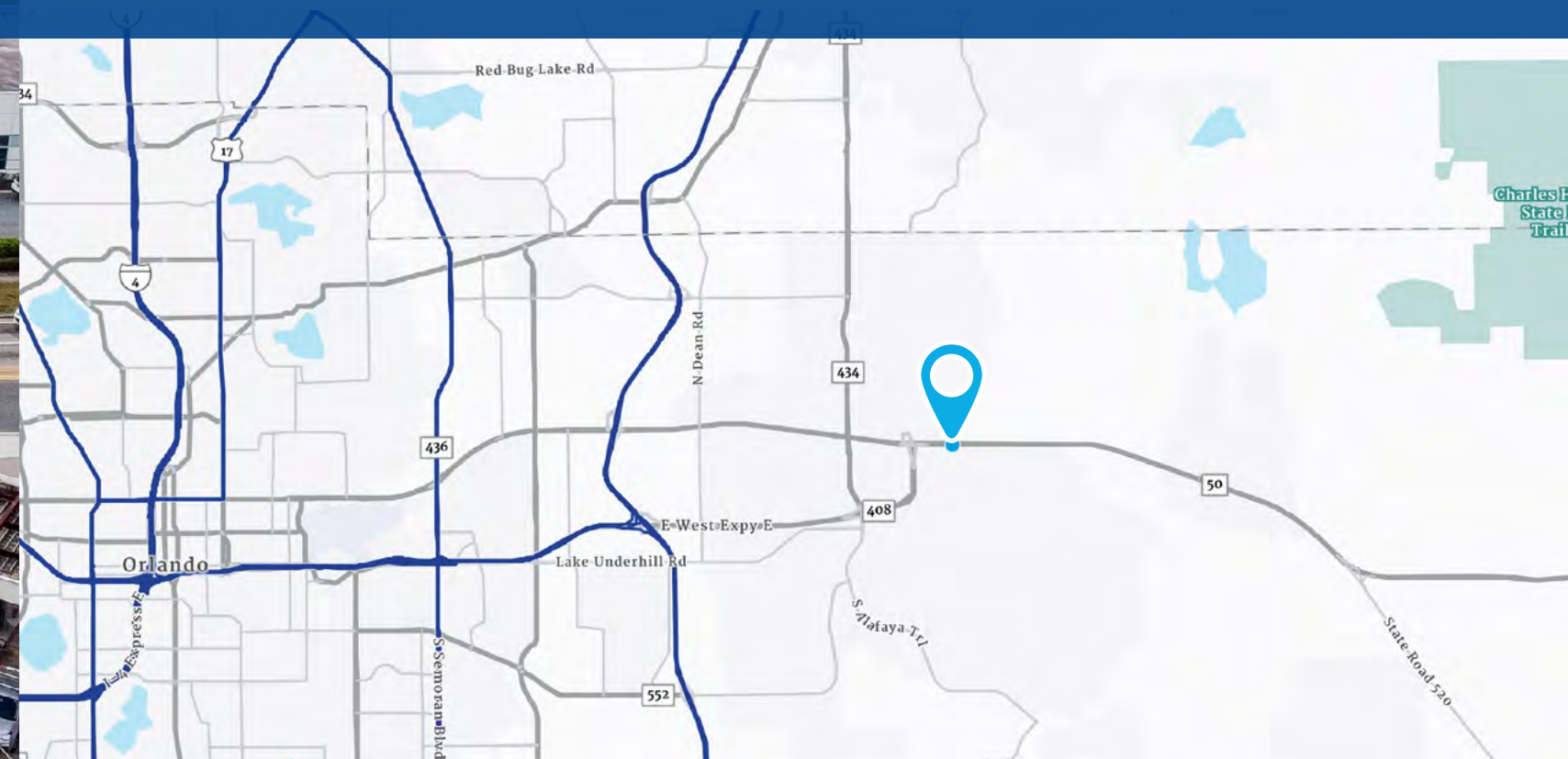
With proximity to the University of Central Florida (UCF) and Waterford Lakes Town Center, this property benefits from a high-traffic area, strong consumer demand, and a rapidly growing population. The ongoing expansion of East Orlando and the Lake Pickett area further solidifies its potential for long-term success.

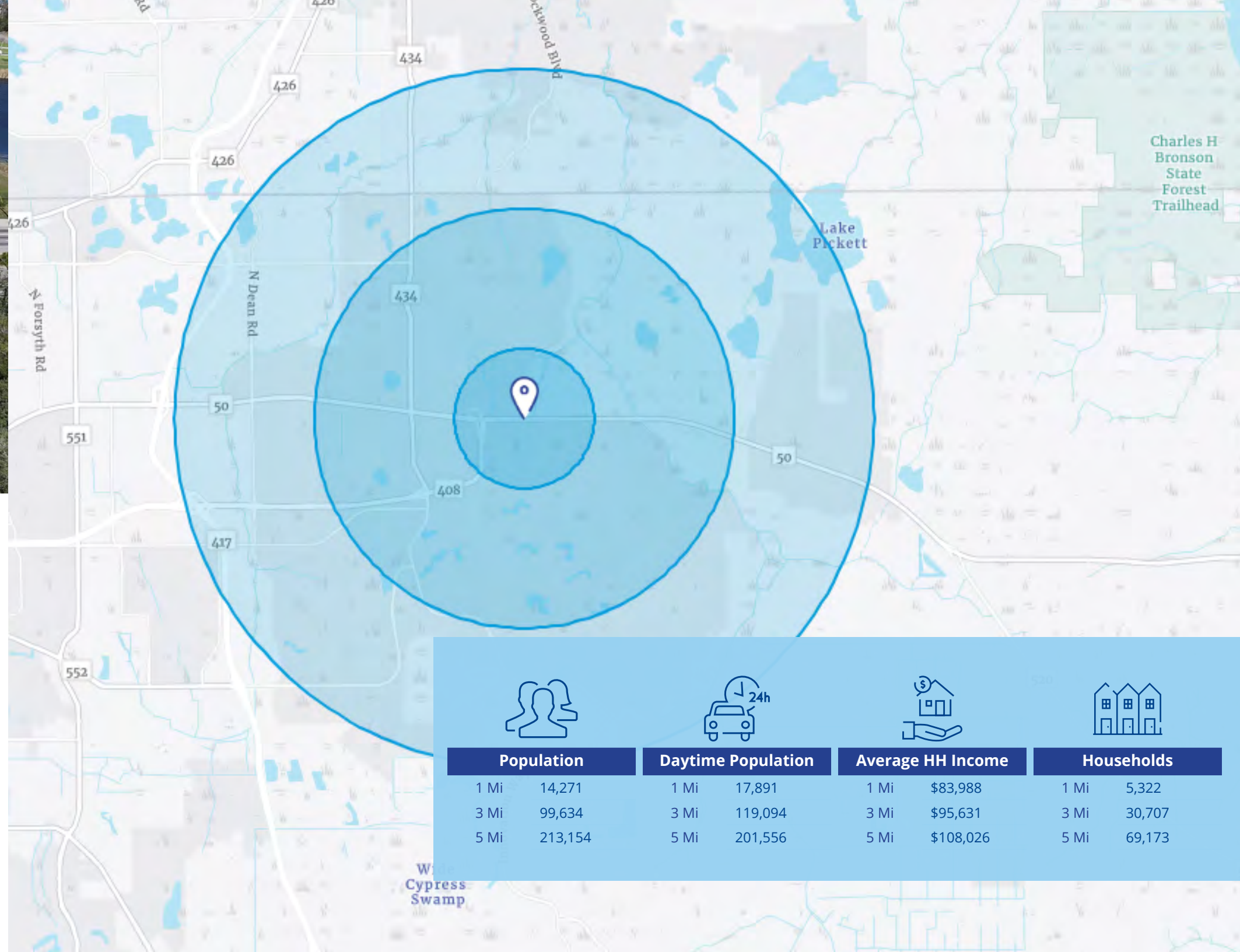
**Zoned C-1 (Commercial)**, this site accommodates a wide range of retail and commercial uses, making it ideal for retail, restaurant, service-based businesses, or mixed-use development. Unlike competing properties that require extensive clearing, mitigation, or improvements, this site offers a streamlined development process, allowing investors and developers to move forward with confidence.

Take advantage of this rare opportunity to secure a prime retail site in one of Orlando's fastest-growing submarkets. Contact us today for more details.

Strategically  
**Positioned**  
*Along a Major  
Commercial Corridor*

- High-traffic frontage on E. Colonial Drive (SR 50)
- Easy access to 408 East/West Expressway for regional connectivity
- Close Proximity to University of Central Florida (UCF) & Waterford Lakes Town Center
- Surrounded by dense residential communities & retail hubs
- Located in one of Orlando's fastest-growing areas
- Within a mile from the Lake Pickett Road expansion area





# Offering Summary

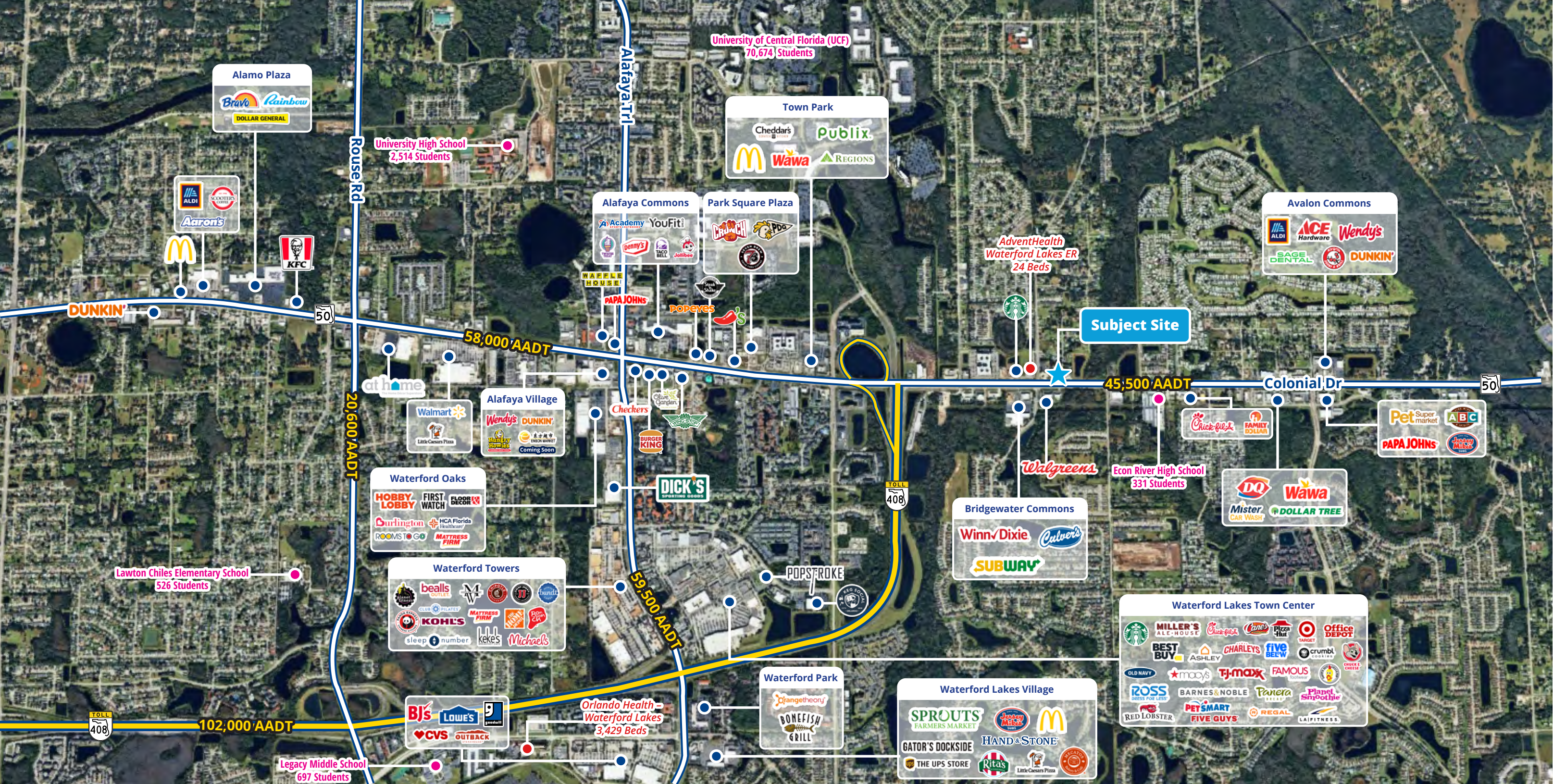
- **C-1 Commercial zoning** allows for retail, restaurants, services, and more
- **Minimal site challenges** – no major land clearing or mitigation required
- **Competitive advantage** over other sites requiring extensive improvements
- **Ideal for** investors, developers, and business owners
- **Positioned for** immediate and long-term success in a booming submarket

## Sale Price

\$1,100,000 (\$25.51 PSF)

|                |                                    |
|----------------|------------------------------------|
| Lot Size:      | 0.99± acres                        |
| Zoning:        | C-1, Un-incorporated Orange County |
| Frontage:      | 253' ± E. Colonial Dr              |
| Market:        | Orlando-Kissimmee-Sanford, FL      |
| Submarket:     | SE Orange County                   |
| Traffic Count: | 41,500± VPD                        |

|  |         |  |         |  |           |  |        |
|---------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------|--------|
| Population                                                                            |         | Daytime Population                                                                    |         | Average HH Income                                                                     |           | Households                                                                            |        |
| 1 Mi                                                                                  | 14,271  | 1 Mi                                                                                  | 17,891  | 1 Mi                                                                                  | \$83,988  | 1 Mi                                                                                  | 5,322  |
| 3 Mi                                                                                  | 99,634  | 3 Mi                                                                                  | 119,094 | 3 Mi                                                                                  | \$95,631  | 3 Mi                                                                                  | 30,707 |
| 5 Mi                                                                                  | 213,154 | 5 Mi                                                                                  | 201,556 | 5 Mi                                                                                  | \$108,026 | 5 Mi                                                                                  | 69,173 |



# Market Overview

The subject property at 13761 E Colonial Dr, Orlando, Florida is located along one of East Orlando’s primary commercial corridors within Orange County. E Colonial Drive serves as a major east–west arterial connecting Downtown Orlando to East Orange County and the UCF area, supporting a dense mix of neighborhood-serving retail, service, and commercial uses. The corridor benefits from strong traffic volumes, established retail adjacency, and consistent daily consumer activity.

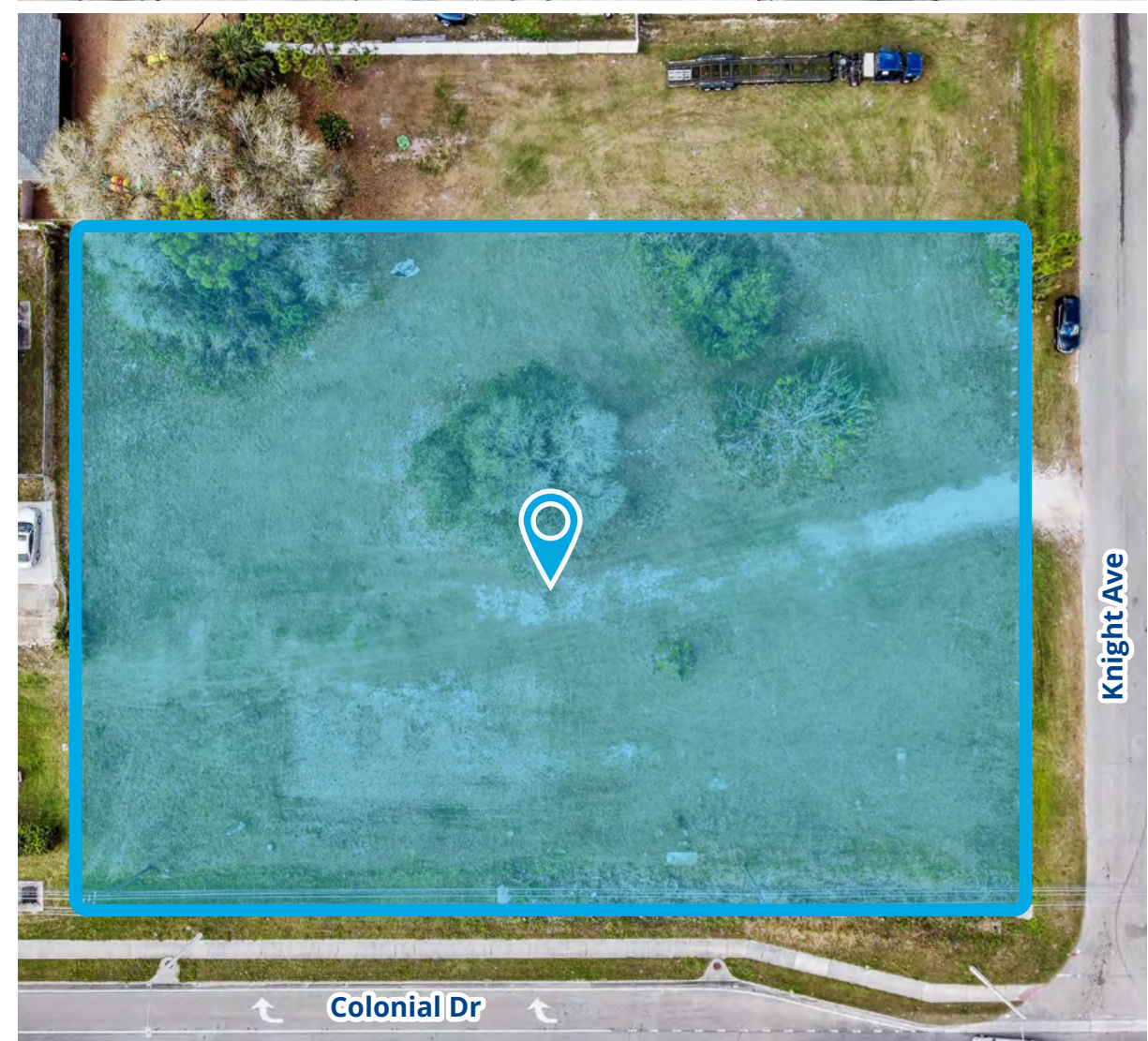
Situated within the Orlando–Kissimmee–Sanford MSA, East Orlando continues to benefit from population growth, expanding residential development, and limited new retail supply. Neighborhood and strip retail formats across comparable Orlando submarkets maintain low vacancy rates and positive absorption, driven by service-oriented, medical, food, and experiential users. These market conditions continue to support investor demand for well-located assets and land sites along established growth corridors such as E Colonial Drive.

## Central Florida Attractions

|                         |               |                      |         |
|-------------------------|---------------|----------------------|---------|
| Downtown Orlando        | 21 Min.       | Universal Studios    | 28 Min. |
| Daytona Beach           | 1 Hr. 15 Min. | SeaWorld             | 33 Min. |
| New Smyrna Beach        | 1 Hr. 4 Min.  | Walt Disney World    | 37 Min. |
| International Dr        | 25 Min.       | Port Canaveral       | 41 Min. |
| Blue Springs State Park | 56 Min        | Kennedy Space Center | 34 Min. |



# Site Aerial





## Colliers Orlando

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